



Connells
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FOR SALE

Connells

Chatsworth Gardens
Wergs Tettenhall Wolverhampton



Property Description

Connells Award Winning Estate Agents in Wolverhampton are delighted to offer for sale this beautifully presented and highly deceptive luxury detached modern build residence situated in a sought after and exclusive cul-de-sac location. For further details on this stunning family home please contact Connells.

The property has large front, side and rear gardens with extension possibilities or built plot potential (subject to relevant permissions). Externally this delightful family home ample off road parking to front with double garage with remote entry. Internally there is an entrance hall, sitting room/study, large lounge, open plan entertainment kitchen diner, utility and ground floor guest wc. The first floor has a spacious landing area, selection of four double bedrooms, two en-suite bathrooms and refitted luxury family bathroom.

The Location & Area

Situated in the ever sought area Wergs area of Tettenhall which is noted as one of Wolverhampton's finest and most desirable areas. There is a fantastic selection of sought after local schools within the areas of Codsall and Tettenhall along with a popular public houses and eateries. Shopping can be found within Tettenhall village and Codsall along with a selection of doctors, dentists and nurseries. The M54 and adjoining M6 motorways along with the i54 commercial development and train station are easily accessible.

Entrance Hall

Feature composite door to front access, double glazed windows to front, two central heating radiators, stairs to first floor landing, tiled flooring, doors to various rooms.

Ground Floor Guest Wc

Low flush toilet, wall mounted wash basin, tiled floor, extractor fan, door to hall.

Lounge

23' into bay x 13' 8" into recess (7.01m into bay x 4.17m into recess)

Two double glazed side view windows, double glazed bay with feature double glazed french doors leading to the entertainment patio area. log burner with oak mantle, feature radiator, TV aerial point, french doors to sitting room/study.

Sitting Room/ Study

12' x 11' 5" (3.66m x 3.48m)

Double glazed bay window to front, feature radiator, french doors to lounge, door to entrance hall.

Entertainment Kitchen Diner

29' 9" x 14' 4" (9.07m x 4.37m)

VIEWING HIGHLY RECOMMENDED. Having a spacious entertainment kitchen with adjoining dining area, a fantastic selection of fitted wall and base units with roll top work surfaces, one and half drainer sink unit, integrated dishwasher, Rangemaster freestanding cooker with extractor, spotlights to ceiling, door to utility, french doors to entrance hall, feature radiator, feature bifolding doors to entertainment patio

Utility

9' max x 5' 4" (2.74m max x 1.63m)

Double glazed door to side access, door to kitchen, wall and base units with roll top work surfaces, plumbing for washing machine, single drainer sink unit, central heating radiator.

First Floor Landing

Double glazed window to front, stairs to ground floor, spotlights, airing cupboard, loft access, central heating radiator, doors to various rooms.

Bedroom One

17' into bay x 11' 5" (5.18m into bay x 3.48m)

Double glazed bay window to front, built-in wardrobe, two central heating radiators, door to En-suite One, door to first floor landing.

En-Suite One

Double glazed window to front, walk-in shower area, wall mounted wash basin, low flush toilet, wall storage, heated towel rail, tiled floor, part tiled walls, shaver point, spotlights, wall mounted mirror, door to Bedroom One.

Bedroom Two

11' 5" x 10' 1" (3.48m x 3.07m)

Double glazed window to rear, built-in wardrobes, central heating radiator, spotlights to ceiling, door to En-suite Two, door to first floor landing.

En-Suite Two

VIEWING HIGHLY RECOMMENDED. Double glazed window to side , walk-in shower area, wall mounted wash basin, low flush integrated toilet, spotlights to ceiling, heated towel rail, tiled floor, tiled walls, door to Bedroom Two.

Bedroom Three

12' x 9' (3.66m x 2.74m)

Double glazed window to rear, central heating radiator, built-in wardrobes, spotlights to ceiling, door to first floor landing.

Bedroom Four

10' 1" x 8' 3" (3.07m x 2.51m)

Double glazed window to rear, central heating radiator, built-in wardrobes, spotlights to ceiling, door to first floor landing.

Family Bathroom

VIEWING HIGHLY RECOMMENDED. Double glazed window to front, a refitted suite with freestanding feature bath, walk-in shower area, wash basin and low flush toilet set in a vanity unit, spotlights to ceiling, tiled floor, part tiled walls, feature heated towel rail, door to first floor landing.

Outside Front

Block paved ample off road parking to front, lawned area, pathway leading to the main entrance, open canopy.

Outside Side

Having extension possibilities or build plot potential all subject to relevant permissions. Spacious lawned area, gate with fence leading to the rear garden area.

Outside Rear

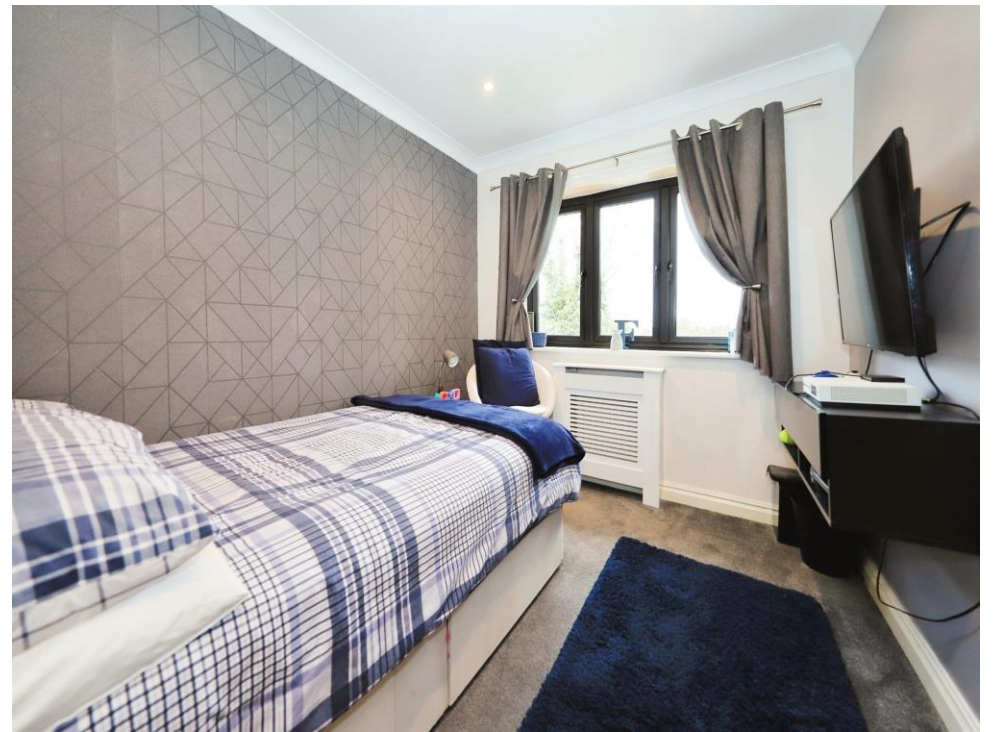
Spacious garden area to rear and right hand side, lawned area, entertainment patio area, brick built wall, gate leading to side store area, further gate to front access, wall mounted security light.

Double Garage

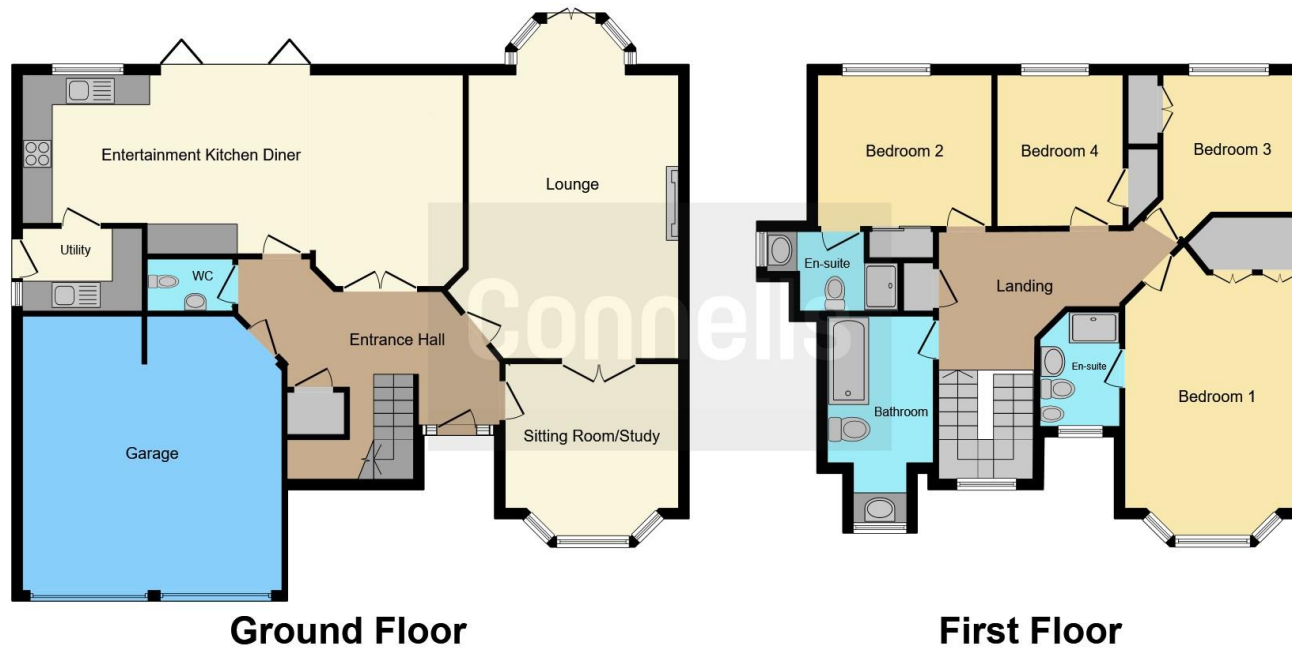
17' x 18' (5.18m x 5.49m)

Two remote control entry doors leading to parking area, wall mounted boiler, door to entrance hall, lighting, water tap, loft access with upper storage area.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: D

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Tenure: Freehold



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